

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Approval of Preliminary Subdivision Plan for Rain Tree Subdivision

**DEPARTMENT:** Planning & Development **DIVISION:** Development Review

**AUTHORIZED BY:** Mahmoud Najda **CONTACT:** Cynthia Sweet **EXT.** 7443

**Agenda Date** 6/2/2004 **Regular** ☒ **Work Session** ☐ **Briefing** ☐  
**Special Hearing – 6:00** ☐ **Public Hearing – 7:00** ☐

**MOTION/RECOMMENDATION:**

Approve the Preliminary Subdivision Plan for Rain Tree for 209 single family residential lots on 69.23 acres zoned PUD located on the east side of SR 415, approximately ½ mile north of SR 46 within the River Run Planned Unit Development – Bob Zlatkiss, applicant

District 5 – McLain (Cynthia Sweet, Planner) *CA*

**BACKGROUND:**

The applicant, Bob Zlatkiss is requesting approval of the Preliminary Subdivision Plan for Rain Tree subdivision. The project consists of 209 single family residential lots with a minimum lot size requirement of 5,000 square feet on a 69.23 acre parcel zoned PUD (Planned Unit Development). The project site is located on the east side of SR 415, approximately ½ mile north of SR 46, in Section 34, Township 19 S, Range 31 E. Potable water and sewer to the development is provided by the City of Sanford. The PSP meets all the conditions of the approved Developer's Commitment Agreement for the River Run PUD and the Seminole County Land Development Code.

No waivers are requested for this project. Staff has reviewed the PSP and finds that it meets the applicable regulations of the Seminole County Subdivision Code and the conditions of the River Run PUD regulations.

**STAFF RECOMMENDATION:**

Staff recommends approval of the PSP for Rain Tree.

District – 5 – McLain

Attachments: Location Map – Exhibit A

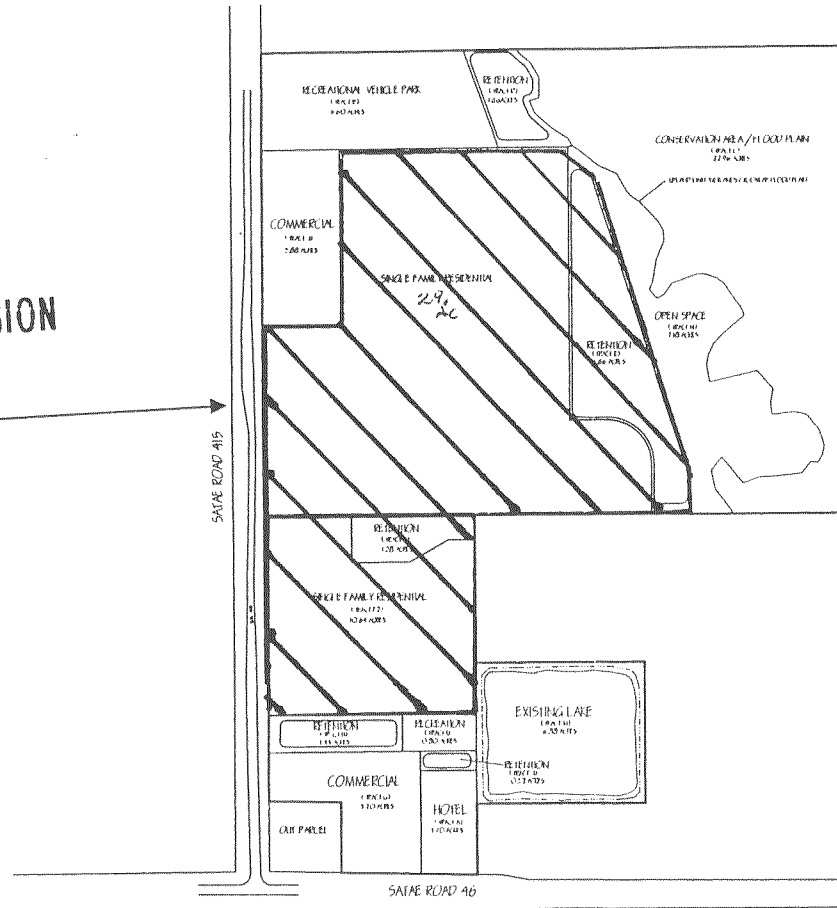
Reduced copy of PSP – Exhibit B

**DR No.** 04-05500010

**Parcel ID #:** 34-19-31-300-002E-0000

# RAIN TREE PD

RAIN TREE SUBDIVISION  
HERE



RECEIVED  
APR 08 2004

<b>THE CIVIL DESIGN GROUP</b> ENGINEERS, SURVEYORS, PLANNERS 1000 S. GULF BLVD. ORLANDO, FLORIDA 32801 Phone: (407) 878-3998 Fax: (407) 878-4379		No. _____ Date _____ Revision _____
<b>TRACT LAYOUT</b> <b>RAIN TREE PUD</b> Seminole County, Florida		
Prepared by: <b>W. J. F. No. 21783</b> Job Number: <b>2003-12</b> Scale: <b>1"=200'</b> Date: <b>APRIL, 2004</b>	Drawn by: <b>WCF</b> Checked by: <b>WCF</b> Date: <b>2003-12</b>	Sheet <b>1</b> of <b>1</b>

# PRELIMINARY SUB-DIVISION PLAN FOR RAIN TREE SUB-DIVISION SEMINOLE COUNTY - FLORIDA

## BENCH MARK

ELEVATIONS SHOWN HEREIN ARE BASED ON SEMINOLE COUNTY DATUM.

## LEGAL DESCRIPTION

ALL RIGHTS RESERVED  
This plan is a preliminary subdivision plan for the Rain Tree Sub-Division, located in Seminole County, Florida. The plan shows the proposed subdivision of the land into lots, and the proposed roads and easements. The plan is subject to the approval of the Seminole County Board of Commissioners. The plan is not a final plan, and it is not a guarantee of the accuracy of the information contained herein. The plan is for informational purposes only.

Subject to the approval of the Seminole County Board of Commissioners, the land shown on this plan is to be subdivided into lots. The lots are to be of approximately equal size, and the subdivision is to be in accordance with the provisions of the Florida Subdivision Law. The plan is not a final plan, and it is not a guarantee of the accuracy of the information contained herein. The plan is for informational purposes only.

Subject to the approval of the Seminole County Board of Commissioners, the land shown on this plan is to be subdivided into lots. The lots are to be of approximately equal size, and the subdivision is to be in accordance with the provisions of the Florida Subdivision Law. The plan is not a final plan, and it is not a guarantee of the accuracy of the information contained herein. The plan is for informational purposes only.

## OWNER

MR. ROLF BERGMAN  
388 EAST LAKE BRANTLY DRIVE  
LONGWOOD, FLORIDA 32779  
PHONE: (407) 862-2256  
FAX: (407) 862-5060

## DEVELOPER

AMERICAN LAND DEVELOPMENT  
3911 ORANGE LAKE DRIVE  
ORLANDO, FLORIDA 32817  
PHONE: (407) 810-6318

## ENGINEER/SURVEYOR

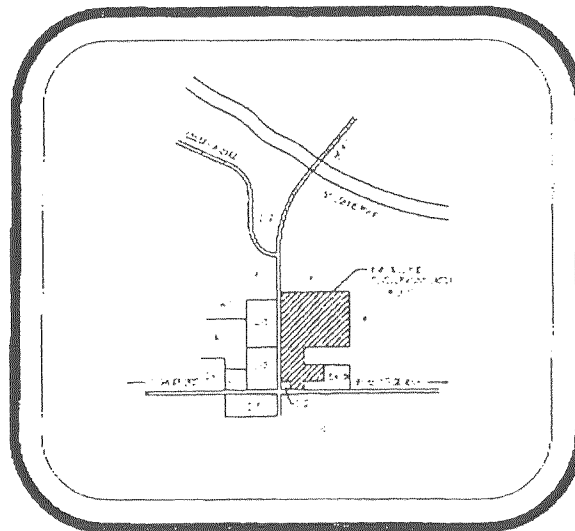
THE CIVIL DESIGN GROUP, INC.  
8969 CHARLES E. LIMPUS RD.  
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FAX: (407) 876-4279

## GEOTECHNICAL CONSULTANT

BHS & ASSOCIATES, INC.  
2004 S. PRINCE COURT  
WINTER PARK, FLORIDA 32792  
PHONE: (407) 671-4700  
FAX: (407) 671-4780

## ENVIRONMENTAL CONSULTANT

AQUATIC SYMBIOTICS, INC.  
100 SEMORAN BLVD  
ORLANDO, FLORIDA  
PHONE: (407) 202-3092  
FAX: (407)



VICINITY MAP

## INDEX

SHEET 1 — COVER SHEET  
SHEET 2 — PRELIMINARY SUB-DIVISION PLAN  
SHEET 3 — DEVELOPMENT NOTES/CROSS SECTIONS

## TAX PARCEL #

34-19-31-300-002E-0000  
34-19-31-300-0020-0000  
34-19-31-300-0040-0000  
34-19-31-300-004A-0000

## PREPARED BY:



THE CIVIL DESIGN GROUP  
ENGINEERS - SURVEYORS - PLANNERS  
ORLANDO, FLORIDA

PROJECT DESCRIPTION  
This project is a preliminary subdivision plan for the Rain Tree Sub-Division, located in Seminole County, Florida. The plan shows the proposed subdivision of the land into lots, and the proposed roads and easements. The plan is subject to the approval of the Seminole County Board of Commissioners. The plan is not a final plan, and it is not a guarantee of the accuracy of the information contained herein. The plan is for informational purposes only.

PROJECT NUMBER: 2003-22

DATE: APRIL 2004

SHEET NUMBER: 1 OF 1

RETENTION IMPROVEMENTS TO BE INSTALLED INCLUDING SOUTH BOUND LEFT TURN LANE AND NORTH BOUND RIGHT TURN LANE IF REQUIRED BY FOOT.

CONNECTION POINT TO EXISTING CITY OF SANFORD WATER SYSTEM & 10" PVC WATER MAIN HAS BEEN STALLED TO PROPERTY LINE.

60' NATURAL BUFFER

SR 48 IS TO BE INCORPORATED TO A BRANCH OF THREE LANES BETWEEN SR 48 AND THE ADJACENT INTERSECTION TO SINGLE FAMILY DEVELOPMENT.

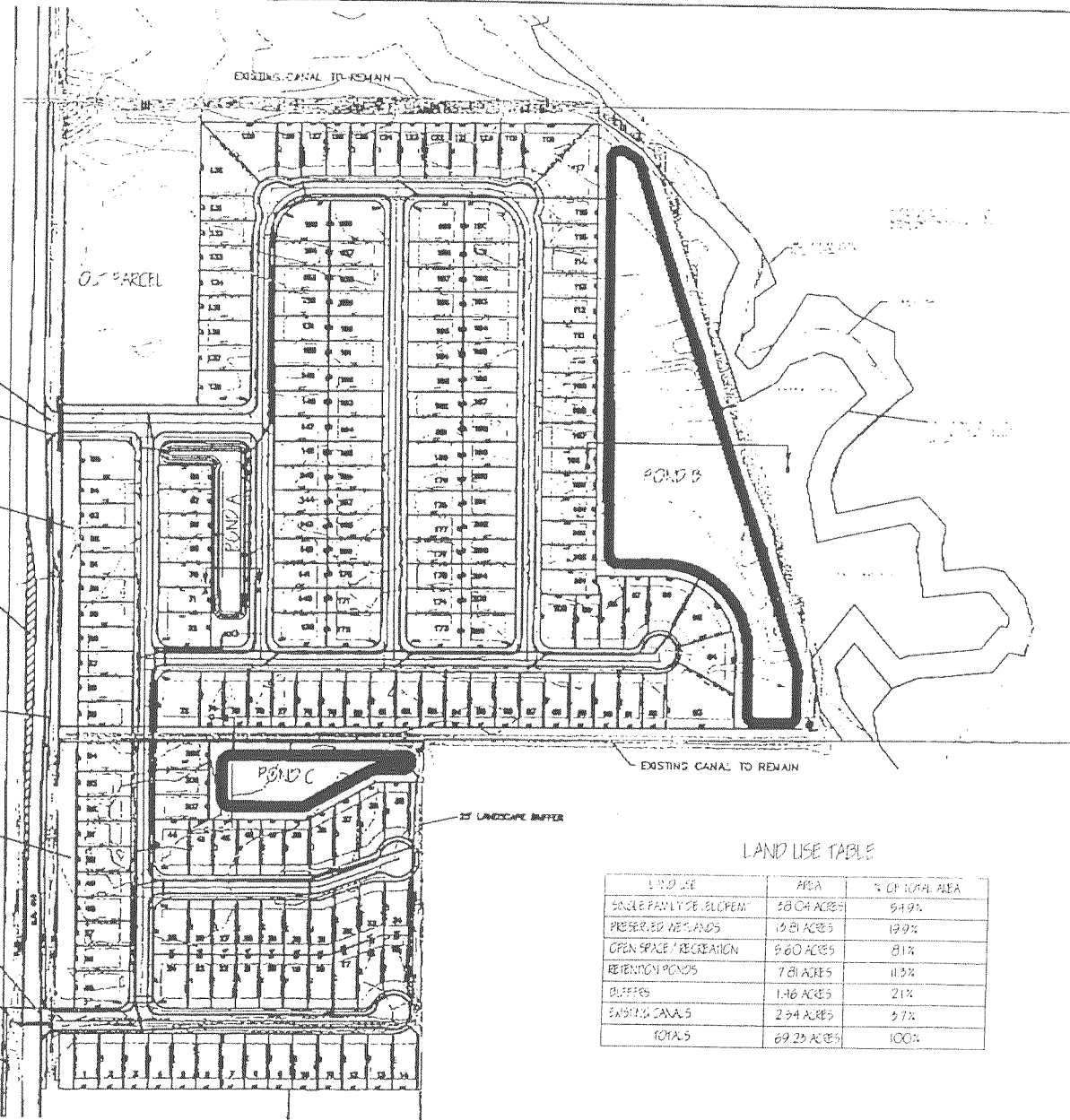
IF CONCRETE SEWERAGE TO BE INSTALLED ALONG SR 48 ADJACENT TO RESIDENTIAL DEVELOPMENT.

60' NATURAL BUFFER

RETENTION IMPROVEMENTS TO BE INSTALLED INCLUDING SOUTH AND WEST BOUND LEFT TURN LANE AND SOUTH BOUND RIGHT TURN LANE IF REQUIRED BY FOOT.

RECLAIMED WATER MAIN TO BE EXTENDED FROM EXISTING CITY OF SANFORD RECLAIMED WATER MAIN LOCATED NORTH OF SR 48.

FORCE MAIN TO RUN SOUTH TO SR 48 THEN WEST ALONG THE NORTH SIDE OF SR 48 TO BEARDALL AVE WHERE IT CONNECTS TO THE EXISTING CITY OF SANFORD SEWER SYSTEM LOCATED SOUTH OF SR 48 ALONG BEARDALL AVE.



LAND USE TABLE

LAND USE	AREA	% OF TOTAL AREA
SINGLE FAMILY DEVELOPMENT	58.04 ACRES	84.9%
PRESERVED WETLANDS	10.81 ACRES	19.9%
OPEN SPACE / RECREATION	5.60 ACRES	8.1%
RETENTION PONDS	7.81 ACRES	11.3%
BUFFERS	1.46 ACRES	2.1%
EXISTING CANALS	2.34 ACRES	3.7%
TOTALS	89.25 ACRES	100%

CIVIL DESIGN GROUP  
SPECIALISTS IN  
LANDSCAPE ARCHITECTURE  
PLANNING  
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1000 N. 10TH ST. SUITE 100  
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PRELIMINARY SUB-DIVISION PLAN

TRACT F

RIVER RUN PUD

Sanjour Company

15 miles

DATE	BY	REVISION
10/1/2011	J. B. B.	1.00
10/1/2011	J. B. B.	1.01
10/1/2011	J. B. B.	1.02
10/1/2011	J. B. B.	1.03
10/1/2011	J. B. B.	1.04
10/1/2011	J. B. B.	1.05
10/1/2011	J. B. B.	1.06
10/1/2011	J. B. B.	1.07
10/1/2011	J. B. B.	1.08
10/1/2011	J. B. B.	1.09
10/1/2011	J. B. B.	1.10
10/1/2011	J. B. B.	1.11
10/1/2011	J. B. B.	1.12
10/1/2011	J. B. B.	1.13
10/1/2011	J. B. B.	1.14
10/1/2011	J. B. B.	1.15
10/1/2011	J. B. B.	1.16
10/1/2011	J. B. B.	1.17
10/1/2011	J. B. B.	1.18
10/1/2011	J. B. B.	1.19
10/1/2011	J. B. B.	1.20